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Senate of Pennsylvania
December 19, 2012

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Brian A. Hudson, Executive Director
Pennsylvania Housing Finance Agency
Post Office Box 8029
Harrisburg, PA 17105-8029

Dear Mr. Hudson,

When my constituents raise concerns about a local matter, it grabs my attention. The outcry in recent weeks in opposition to a building project in the Pennypack Circle area known as The Stella, has been overwhelming. This project was originally marketed as a Veterans only housing proposal. Then the developers have given a series of conflicting answers on what type of housing will be present at the Stella. This series of changes and misdirection has confused and frustrated the communities that will be impacted by this project. Therefore, I stand with the community in Northeast Philadelphia to oppose the PHFA Multi-Family Underwriting Application submitted by 1260 Housing Development Corporation.

From what I have learned from the community, my staff, civic meetings, and news reports on this matter, 1260 Housing has some rather striking discrepancies in their PHFA application. 1260 Housing did not meet with the various civic groups prior to the submission of their application. Moreover, there are serious concerns with the issue of homelessness and general occupancy type under Provision #4 (Occupancy Type, page 140). Transparency is important and seems to be lacking in this application. This gives me great pause.

I stand with the neighbors who would have to live with the decision regarding this project. Since they do not support this and have serious concerns, I oppose this project. I support the Civic Associations call for a legally binding document that limits development at the Stella to 62+ housing. If you wish to discuss this further, please let me know. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Stack".

Senator Mike Stack
5th Senatorial District

MJS/jcg
CC: Mr. William Fogarty